

Spencer
& Leigh

32 Harrington Place, Hollingdean, Brighton, BN1 7HL

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Offers In Excess Of £425,000 - Freehold

- Unique detached 1930's house
- Newly renovated in 2015
- Two double bedrooms being dual aspect
- Front and back open plan kitchen/diner/living room
- Stylish shower room with a vaulted ceiling
- Westerly aspect rear garden with decked seating area
- Open feature fireplace and wooden floorboards
- Modern fitted kitchen with integrated appliances
- Contemporary decoration throughout
- Close by to sought after schools

This delightful detached house, renovated in 2015, offers a perfect blend of modern living with traditional charm. In the popular location of Hollingdean dip close by to the bustling Fiveways.

As you step inside, you are greeted by a spacious open plan kitchen/diner/living room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts two double bedrooms, one of which features fitted wardrobes providing ample storage space and a Juliet balcony.

The stylish shower room with a vaulted ceiling adds a touch of elegance to the property. With a westerly aspect rear garden, you can enjoy the afternoon sun and host delightful outdoor gatherings with friends and family on the raised decked seating area with steps leading down to the laid to lawn area.

With 778 sq ft of living space, this house provides a comfortable and inviting atmosphere for you to call home. Walking distance to Hartford Junior School and favoured Dorothy Stringer and Vardean high schools/colleges.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode. Contact us today to arrange a viewing and experience the magic of Harrington Place for yourself!



Harrington Place is located just a few minutes walk from Fiveways, a sought after vibrant area with independent shops, cafes and bars. It is close to both Blakers and Preston Park. It's also ideally situated for the local well rated primary and secondary schools. There are further local shops nearby in The Dip. Both the A27 and A23 are easily accessible, as well as various public transport options, offering an ideal location to get both into and out of the City.



Entrance
 Entrance Hallway
 Living Area
 17'7 x 10'3
 Kitchen/Diner
 13'2 x 10'
 Stairs rising to First Floor

Bedroom
 13'8 x 10'1

Bedroom
 11'4 x 10'4

Shower Room/WC
 7'2 x 6'

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 6Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Local Information

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Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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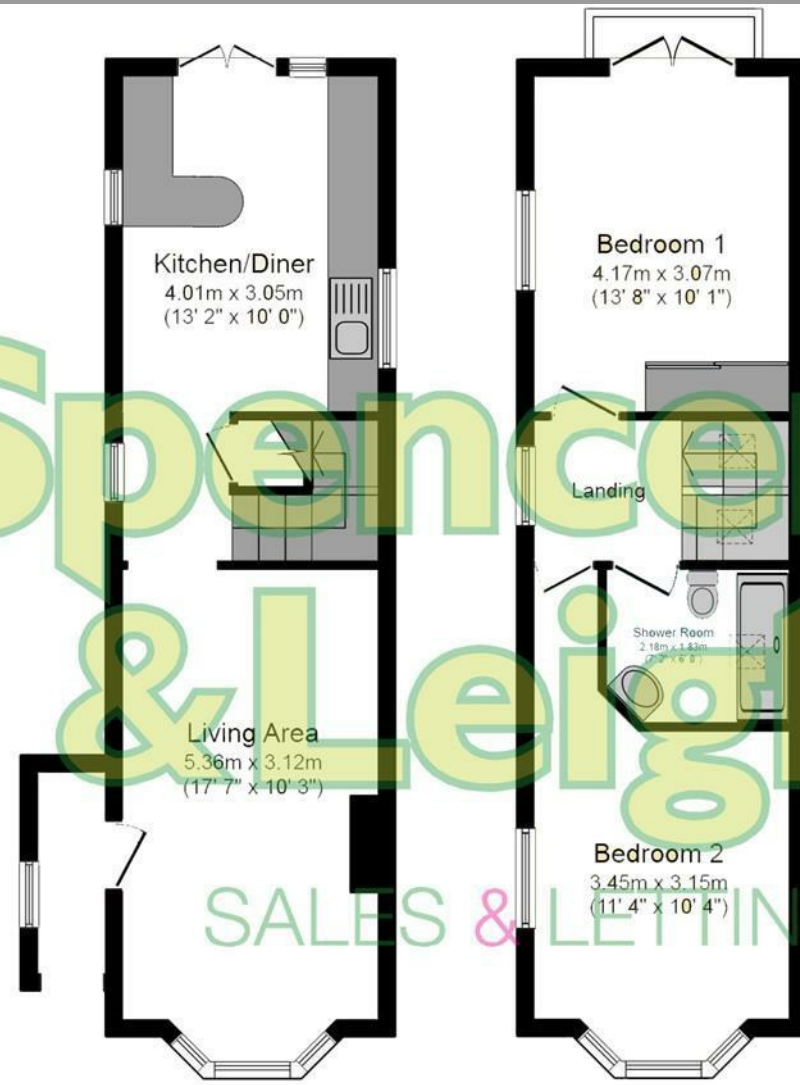
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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SALES & LETTINGS



Ground Floor

First Floor

Total floor area 72.3 sq. m. (778 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.